

Staff Summary Report



Hearing Officer Hearing Date: January 15, 2008

Agenda Item Number: 11

SUBJECT: This is a public hearing for a request by the **MORENO RESIDENCE (PL070552)** located at 808 East Carver Road for one (1) use permit.

DOCUMENT NAME: 20080115dsac03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **MORENO RESIDENCE (PL070552)** (Timothy Penrose/Penrose Drafting, applicant; Tony Moreno, property owner) located at 808 East Carver Road in the R1-10, Single Family Residential District for:

ZUP07206 Use permit to allow an accessory building (ramada).

PREPARED BY: Alan Como, Planner II (480-350-8439)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

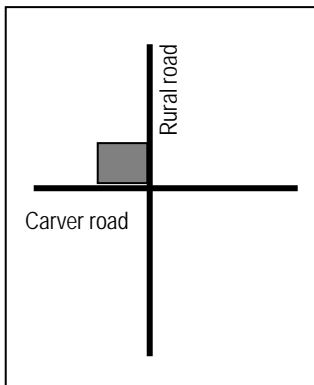
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1-2)

ADDITIONAL INFO: The Moreno Residence is requesting a use permit allow a detached accessory building (ramada) behind the main residence along the west property line, located at 808 East Carver Road in the R1-10, Single Family Residential District. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
- 5-8. Elevations
- 9-10. Staff Photograph(s)

COMMENTS:

The Moreno Residence is requesting a use permit to allow a detached accessory building (ramada) behind the main residence along the west property line, located at 808 East Carver Road in the R1-10, Single Family Residential District. The ramada exceeds 200 s.f. and eight (8) feet total height, which per Section 3-401 of the Zoning and Development Code qualifies as an accessory building. The ramada consists of a roof and four (4) support columns, and is designed to match the existing house.

To date, no public input has been submitted for this request.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area in the R1-10, Single-Family Residential District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a) Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This is an accessory building use in single family residential district; there should be no nuisances within this residential zoned area.
- c) Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d) Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses

Conclusion

Staff recommends approval of the use permit, subject to conditions

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design, materials and color with main (existing) dwelling

HISTORY & FACTS:

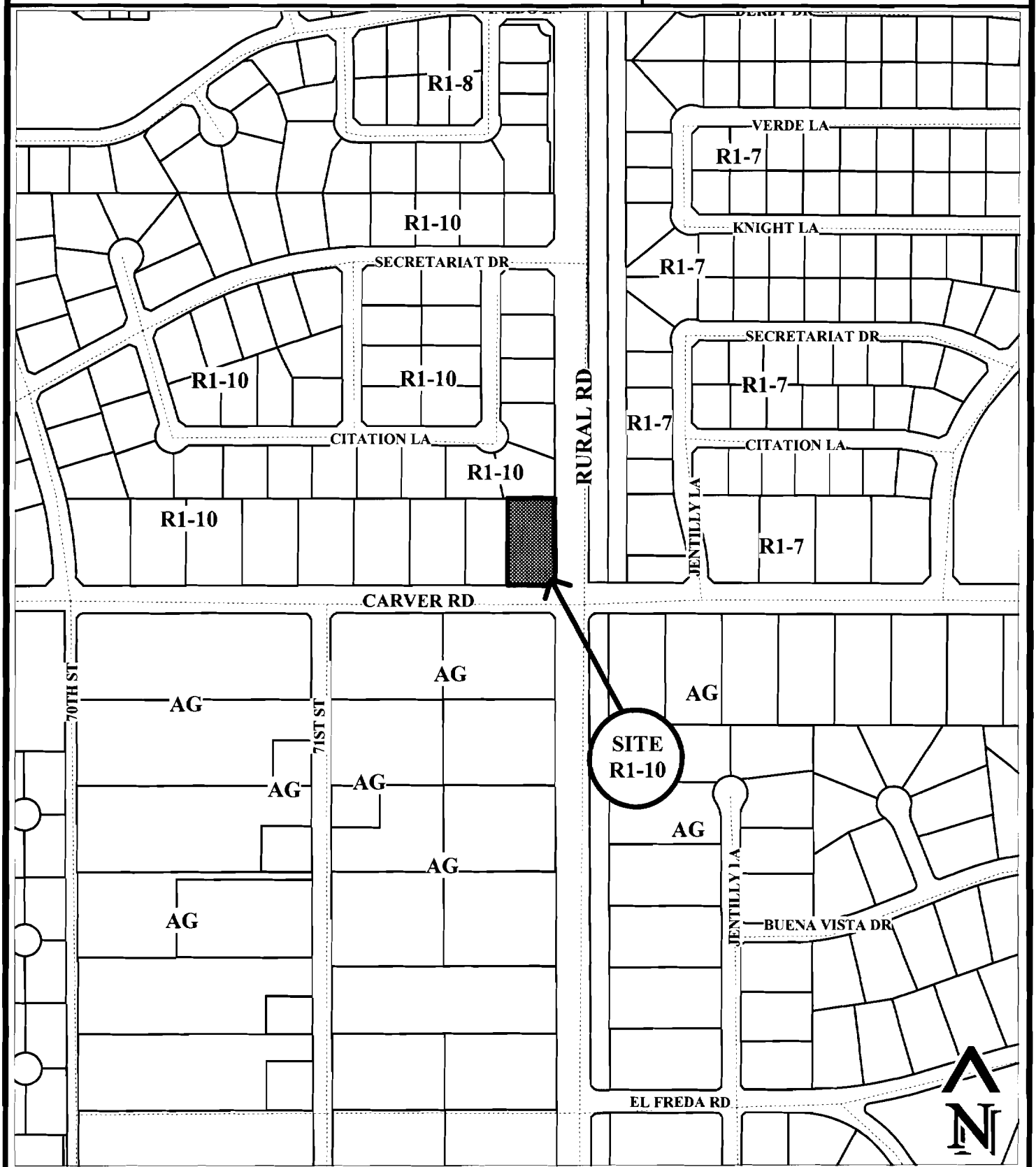
BP050360 Permit for Detached Garage 3/21/2005

DESCRIPTION:

Owner – Tony Moreno
Applicant – Timothy Penrose/Penrose Drafting
Existing Zoning – R1-10, Single Family Residential District
Lot Area – 27,603 s.f. / .63 acres
Proposed Building Area – 552 s.f.

**ZONING AND
DEVELOPMENT**

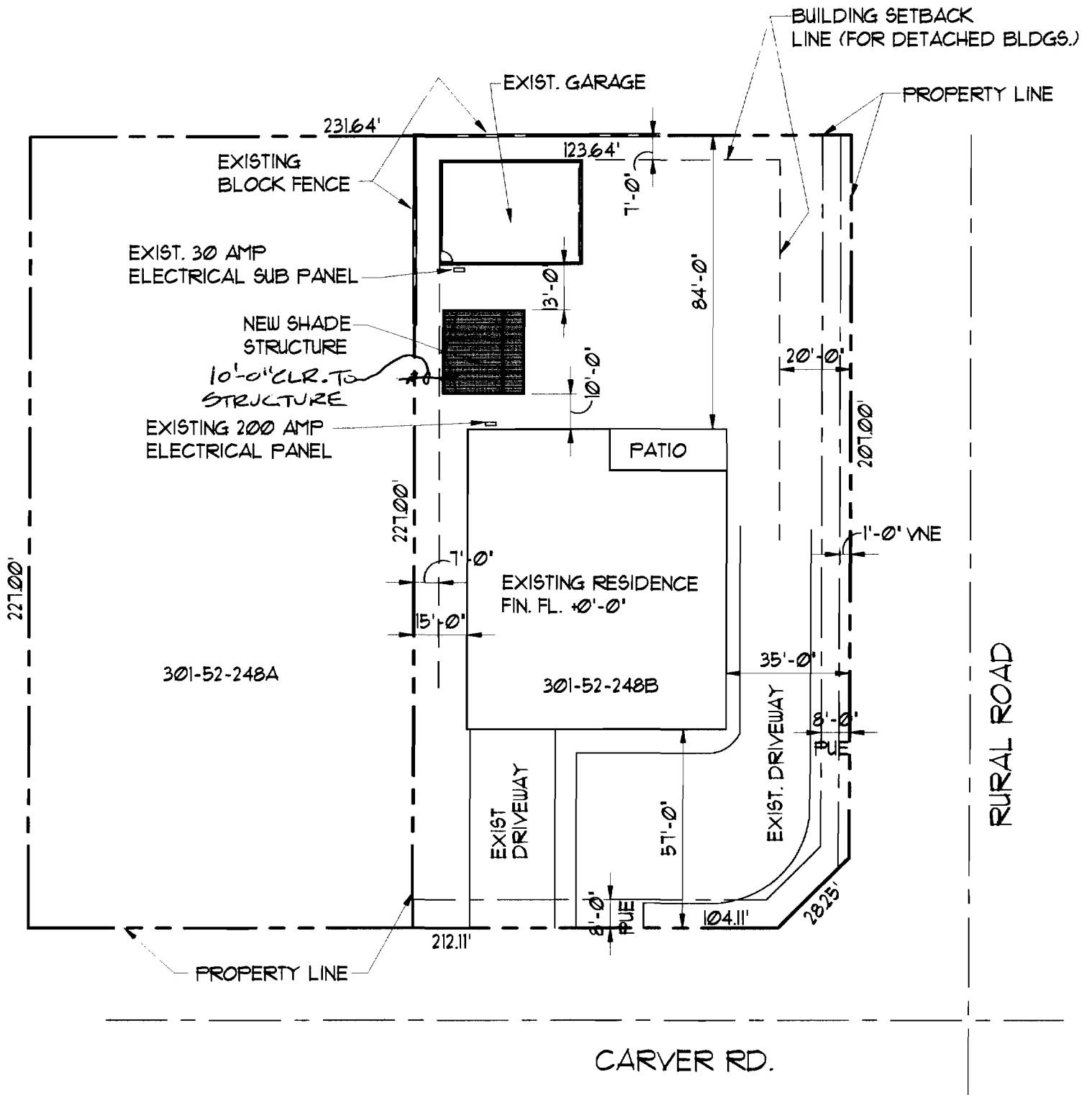
CODE REFERENCE: Section 3-401- Accessory Buildings, Uses and Structures

MORENO RESIDENCE
PL070552


808 E. CARVER RD. TEMPE, AZ. 85284
LETTER OF EXPLANATION FOR THE
PROPOSED PROJECT LOCATION.

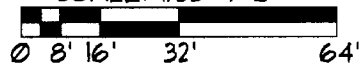
THE NEW PROPOSED SHADE STRUCTURE
IS TO BE LOCATED 10 FEET NORTH
OF THE EXISTING HOUSE, 13 FEET
SOUTH OF EXIST. GARAGE AND ¹⁰~~8~~ FEET
TO THE WEST PROPERTY LINE.

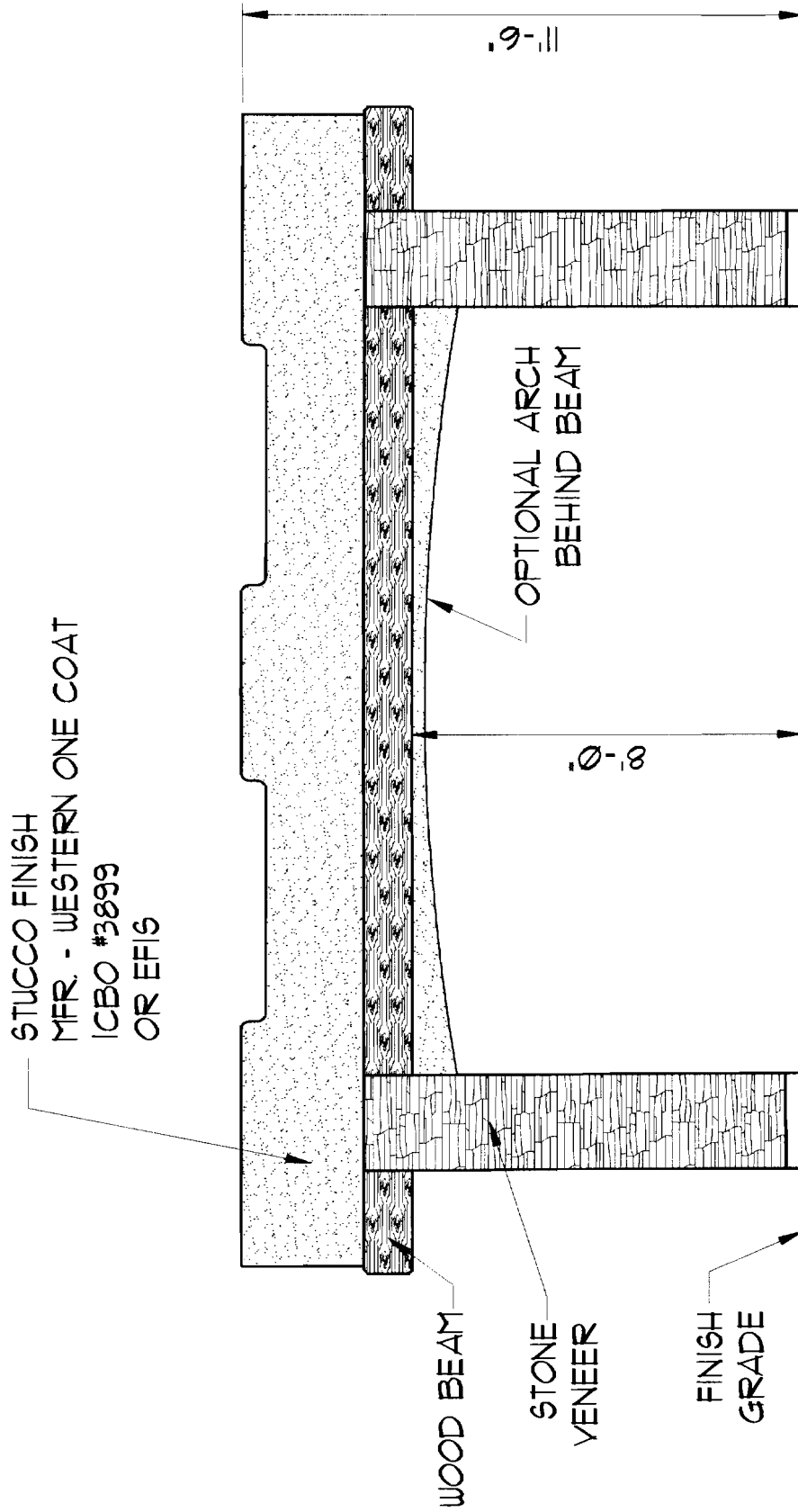
THE NEW SHADE STRUCTURE WILL
BE ADJACENT TO THE NEW
SWIMMING POOL. (POOL PERMIT HAS
BEEN PULLED BUT NOT BUILT YET)



SITE PLAN

SCALE: 1/32" = 1'-0"

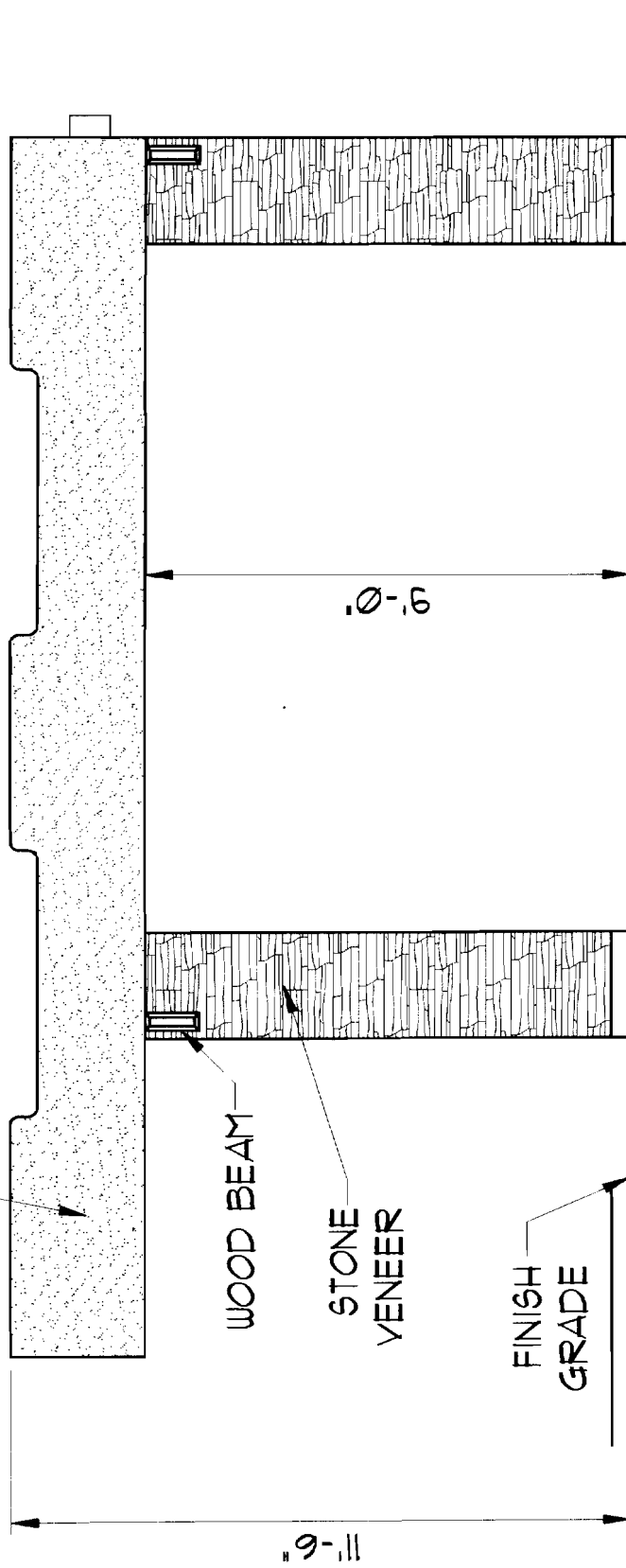




EAST ELEVATION

1/4" = 1'-0"

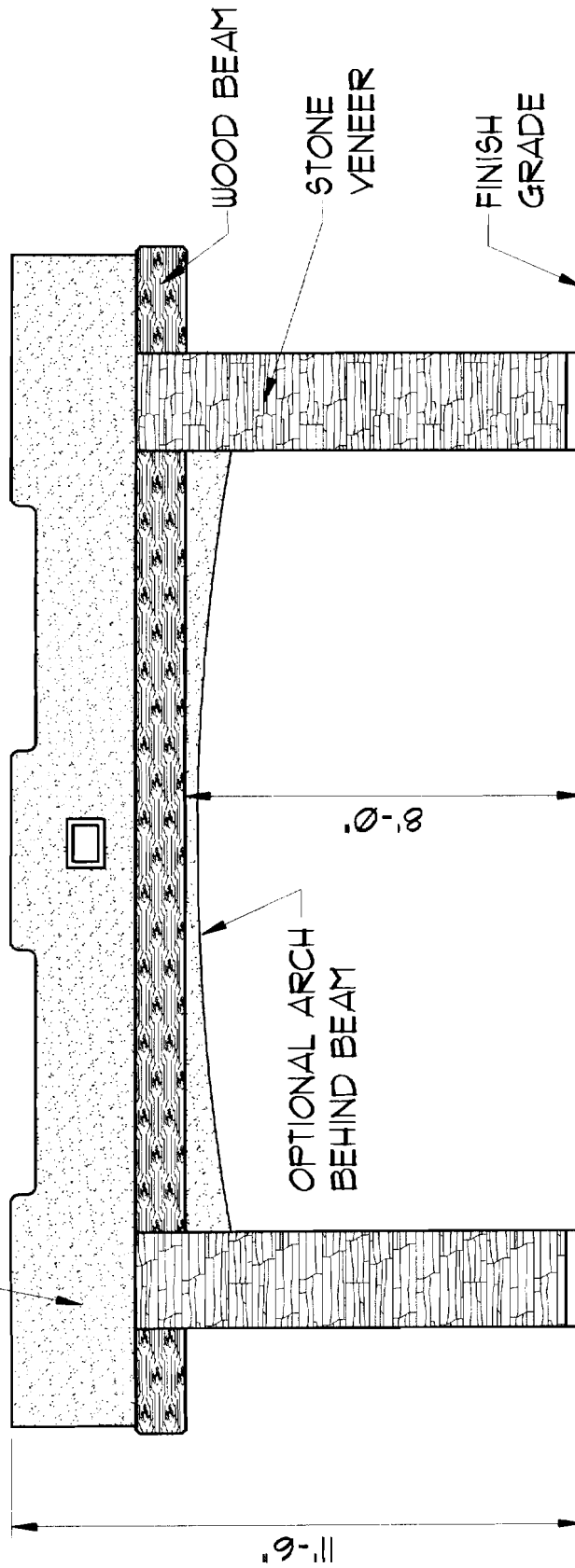
STUCCO FINISH
MFR. - WESTERN ONE COAT
ICBO #3899
OR EFIS



NORTH ELEVATION

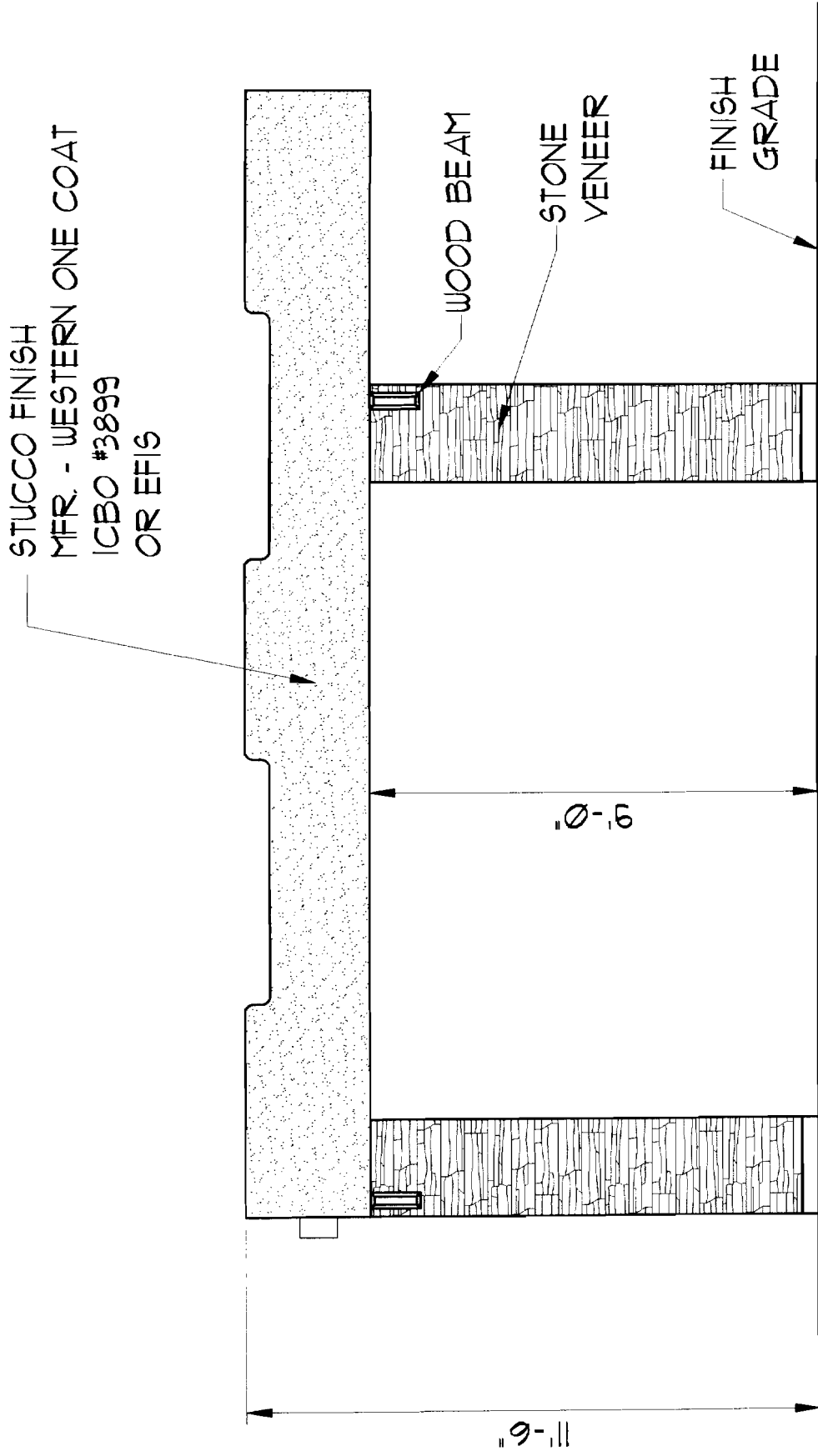
1/4" = 1'-0"

STUCCO FINISH
MFR. - WESTERN ONE COAT
ICBO #3899
OR EF16



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



MORENO RESIDENCE

808 E CARVER RD

PL070552

FRONT OF RESIDENCE



MORENO RESIDENCE

808 E CARVER RD

PL070552

SIDE OF RESIDENCE: REAR ACCESSORY BLDG